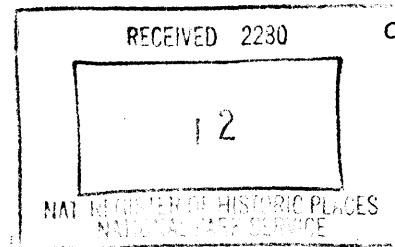


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



OMB No. 1024-0018

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name North Encanto Historic District

other name/site number N/A

2. Location

street & number: Roughly bounded by 15<sup>th</sup> and 18<sup>th</sup> Avenues, Thomas to Osborn Roads ☐ not for publication  
city/town: Phoenix ☐ vicinity  
state: Arizona code: AZ county: Maricopa code: 013 zip code: 85015

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).

James W. Stovall AZSAPD 11 DECEMBER 2006  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register  
☐ See continuation sheet.

☐ determined eligible for the National Register  
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other (explain): \_\_\_\_\_

Edson R. Beall 1.24.07  
Signature of the Keeper Date of Action

**North Encanto Historic District**

Name of Property

**Maricopa County, Arizona**

County and State

**5. Classification****Ownership of Property Category of Property**

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

(Check only one box)

- ☐ building (s)  
☒ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

419

37

buildings

sites

structures

objects

419

37

Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing).

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling/apartment building

SOCIAL/clubhouse

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling/apartment building

COMMERCE/TRADE/professional/law office

**7. Description****Architectural Classification**LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

REVIVALS: Pueblo Revival, Spanish Colonial

Revival, Tudor revival

OTHER: Southwest Revival, Transitional Ranch,

French Provincial Ranch, Neo Spanish Colonial

Revival

MODERN MOVEMENT: Ranch, International

Style, Modernistic

**Materials**

(Enter categories from instructions)

foundation concrete

walls brick, concrete block

roof asphalt and wood shingles, ceramic tile

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**North Encanto Historic District**

Name of Property

**Maricopa County, Arizona**

County and State

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

ArchitectureCommunity Planning and Development**Period of Significance**1939-1956**Significant Dates****Significant Person**

(Complete if Criterion B is marked above)

N/A**Cultural Affiliation**N/A**Architect/Builder**Orville Bell (architect)Bromont and Chapman; Andy and JR Womack,Alfred Anderson; Buros Brothers (Builders)City of Phoenix Historic Preservation Office

**North Encanto Historic District**

Name of Property

**Maricopa County, Arizona**

County and State

**10. Geographical Data**Acreage of Property 100.1**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
A	12	398042	3705688	C	12	398684	3704929
B	12	398677	3704868	D	12	397523	3704522

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title Thomas Denny, Historic Chairmanorganization North Encanto Neighborhood Association date November, 2002street & number 1631 W. Catalina Dr. telephone (602) 266-6850city or town Phoenix state: AZ zip code 85015**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **Black and White photographs** of the property.**Additional items** (Check with the SHPO or FPO for any additional items)**Property Owner**

(Complete this item at the request of the SHPO or FPO)

name \_\_\_\_\_

street &amp; number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instruction, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

North Encanto Historic District  
Maricopa County, AZ

Section Number 7 Page 1

## **NARRATIVE DESCRIPTION**

### **SUMMARY**

The North Encanto Historic District is a central Phoenix residential neighborhood that developed predominantly between 1939 and 1956. The district lies within a quarter-section of land bounded by Osborn Road on the north, Thomas Road on the south, Nineteenth Avenue on the west, and Fifteenth Avenue on the east. The neighborhood includes parts of eleven distinct subdivisions, platted between 1939 and 1949. The streets in the neighborhood break the standard square block pattern into circles and half circles showing the Federal Housing Authority (FHA) planning guidelines of the 1939-40's period.

The North Encanto Historic District is predominantly comprised of Transitional Ranch Style houses. There are also a limited number of Spanish Colonial Revival, Pueblo Revival, Southwest Style and Contemporary houses, consistent with designs popular in the 1939-1956 time period. Overall the neighborhood is a remarkably consistent and intact example of the prewar to postwar construction period and the influence of the FHA housing and street design guidelines.

### **DESCRIPTION**

The North Encanto Historic District is located along the west side of Fifteenth Avenue north of Thomas Road in Phoenix, Arizona. Phoenix, capital city of Arizona, is located in the south-central part of the state. The city sits 1117 feet above sea level in the semi-arid Salt River valley. While Phoenix is located within the Sonoran desert, the Salt River allowed for Phoenix to be established as a farming community in the late 1800s. The North Encanto neighborhood encompasses much of the southwest quarter of the section 30, township 2N, range 3E, originally subdivided as farm land under various private owners.

The neighborhood is divided into quarters by two centered cross streets, 17th Avenue and Earll Drive. Each of the quadrants is laid out in circular streets creating a rational neighborhood or "village" plan as recommended by the Federal Housing Authority (FHA). Therefore, while the neighborhood was developed through a series of eleven different subdivision plats from 1939 to 1949 by different developers, the FHA principles of uniform lot sizes, setbacks, circular street patterns and uniform points of ingress and egress create a cohesive identity of a singular neighborhood.

The first major plat of the North Encanto neighborhood was the North Encanto Park subdivision (1939) at the southeast end of the district, bordered by Thomas Road to the south, Earll Drive to the north, 15<sup>th</sup> Avenue to the east and 16<sup>th</sup> Avenue to the west. Given that the neighborhood design had been approved by HUD, the next plats including the North Encanto Park Annex (1940), the North Encanto Park Vista (1941) and Encanto Terrace (1944), added additional blocks that extended west of North Encanto Park and followed the existing radial street and lot design.

Encanto Terrace Plat 2 (1945) extended the neighborhood west from 17<sup>th</sup> to 18<sup>th</sup> Avenue and created a mirror image of the street and lot pattern east of 17<sup>th</sup> Avenue. Truman Terrace (1945) extended the neighborhood north of Earll Drive to Mulberry and was bordered by 15<sup>th</sup> Avenue to the east and 17<sup>th</sup> Avenue to the west with a variation of the radial street pattern to the south. Truman Terrace Plat 2 (1946) extended the northern section of the neighborhood to 18<sup>th</sup> Avenue and is an exact replica of the Encanto Terrace Plat 2. College Homes (1947) extended north of Mulberry to Osborn Road and was bordered by 15<sup>th</sup> Avenue to the east and 17<sup>th</sup> Avenue to the west. Deviating from the existing radial patterns, the College Homes subdivision included the multi-family units of the neighborhood and was platted on two straight line blocks. Finally, Terrace View (1949) was platted as the western most section of the neighborhood, south of Earll and west of 18<sup>th</sup> Avenue. This plat was an end-cap with the east to west streets ending in cul-de-sac lots. Later, two additional plats incorporated two lots known as Tract A and one lot known as Mulberry Gardens.

Encanto Park, or more specifically Encanto Park Golf Course, is across Thomas Road and stretches along almost the entire southern boundary of the North Encanto District. Phoenix College, across 15th Avenue, borders the east side of

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## National Register of Historic Places Continuation Sheet

North Encanto Historic District  
Maricopa County, AZ

Section Number 7 Page 2

the district. Needless to say these two major facilities had an impact on the development of the district and continue to impact life in the neighborhood to this day. The proximity of the park was influential in developers and residents choice of this land. A number of faculty members at Phoenix College were initial home builders in the district.

The lots of the neighborhood are of a uniform size and follow the standards set forth by the FHA in their technical bulletins on neighborhood development of the late 1930s. The lots range from 50 to 70 feet wide and are 110 to 120 feet in depth. Homes have uniform setbacks providing for a front yard of 20 to 30 feet in depth. FHA policies also required landscaping to be completed with the home's construction, and therefore most homes retain turf lawns and a variety of mature trees. The streetscape of the southeast quarter (15<sup>th</sup> Avenue to 17<sup>th</sup> Avenue and Thomas Road to Earll Drive) of the neighborhood contains rolled concrete curbs that were constructed by the Works Progress Administration (WPA) and are so stamped. The streets of the remaining sections of the district include both concrete sidewalks and rolled concrete curbs.

The neighborhood consists of one story houses, masonry construction and concrete slab on grade. In two blocks-between Mulberry Drive and Osborn Road- there are 25 small three-unit apartment buildings of the same construction. By far, most of the buildings are considered to be of the "Transitional Ranch" style. There are minor variations which, at the time of construction, were called Colonial, Cape Cod or French Provincial but now would be generally included in the category "Transitional Ranch". There are a few houses executed in the Pueblo Revival style, such as 1515 West Catalina Drive (1941), the Spanish Colonial Revival style, such as 3014 N. 15<sup>th</sup> Drive (1940) and the Contemporary style, such as 3106 N. 15th Avenue (1946) and 2936 N. 16th Drive (1947). By 1950, house designs evolved and some houses were constructed in a classic Ranch style. Consistent with the times there are no examples of the more whimsical eclectic styles.

The earliest houses (1939 -1941), on 15th Avenue, 15th Drive and part of 16th Avenue, are mostly built of 4 inch coursing concrete block laid in an uneven pattern and covered with a mortar wash and heavy paint known as "offset" bond. This was meant to resemble adobe and is a construction style almost unknown today. A few houses from 1941 are red brick. At the end of the war (1944), houses were again 4 inch concrete block and from 1945 to 1955 almost all houses were brick in a variation of Flemish bond called "bonded brick". Most of the brick houses were painted when new.

Roofs are, for the most part, four in twelve slope with asphalt shingles. Wood shingles were installed on most of the houses built before 1942 although many of these have since been replaced with asphalt shingles. Some of the houses built after 1944 have fired clay tile roofing.

Windows in most houses are steel casements. Those houses built at the end of the war (east side of 16th Drive) have double hung wood windows and segmented arch heads due to the lack of steel for either windows or lintels. Corner windows, using steel casements, can be found as early as 1940 but become more popular after 1945. Arch windows are found in a few houses from 1940 and 1941, but seldom after the war. There are also a few round windows and small glass block panels, usually in entryways. In houses built in the later 1940s there are examples of plate glass "picture" windows which became popular at that time.

Most of the houses constructed before 1942 have built in, within the wall, mail boxes with exterior mail slots. Some houses also have in-wall milk bottle delivery passthroughs.

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## National Register of Historic Places Continuation Sheet

North Encanto Historic District  
Maricopa County, AZ

Section Number 7 Page 3

The North Encanto Park Historic District is a concentration of 363 contributing Transitional Ranch Style houses and 71 "classic" Ranch houses. There are also seven Revivals<sup>1</sup> and three Modernistic<sup>2</sup> houses, 2 International Style houses and 3 remodels of ranch houses into what are best described as neo-spanish colonial revivals, all consistent with designs popular in the 1939-56 period. Only three houses have been built after 1956<sup>3</sup>. There are five commercial buildings on the north side of Thomas Road which are not historically contributing and have not been included in the district boundaries<sup>4</sup>.

### INTEGRITY

Overall the neighborhood is a remarkably consistent and intact example of the prewar - postwar construction period and the influence of the FHA housing and street design guidelines. There is a visible evolution of architectural style as one drives the neighborhood. With the earliest subdivision platting in 1939, which is located at the southeast boundary of the district, the houses are of the transitional ranch and revival styles, while at the western boundary of the district, platted in 1949, classic ranches predominate. Driving this neighborhood, one can still see the original curvilinear street layout and mature landscaping which maintain a distinct setting and create the feeling and association of an FHA neighborhood. While some homes have had alterations such as applied stucco sheathing or window replacements, the majority of homes retain their original materials, and the workmanship of these predominantly Transitional Ranch and classic Ranch houses remains intact.

<sup>1</sup> 3014 15<sup>th</sup> Drive (1940), 1515 W. Catalina (1941), 1620 W. Thomas (1941), 1537 W. Earll Dr. (1941), 1533 Flower Circle South (1947), 1613 W. Flower Circle North (1948) and 3008 N. 16<sup>th</sup> Dr. (remodeled)

<sup>2</sup> 3106 N. 15<sup>th</sup> Ave. (1945), 2936 N. 16<sup>th</sup> Dr. (1946-7) and 3355 N. 17<sup>th</sup> Ave. (1947)

<sup>3</sup> 3307 N. 17<sup>th</sup> Ave. (1972 Transitional Ranch), 2934 N. 15<sup>th</sup> Dr. (1997 Two story) and 1717 W. Flower St. (1962)

<sup>4</sup> 1502 N. Thomas Rd. (Mu Shu Restaurant), 1514 N. Thomas Rd. (medical clinic) and 1640 W. Thomas Rd. (law offices)

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National Register of Historic Places  
Continuation Sheet

North Encanto Historic District  
Maricopa County, AZ

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PROPERTY LISTING

Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
<b>North 15<sup>th</sup> Avenue</b>				
2916 N. 15 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
2918 N. 15 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
2922 N. 15 <sup>th</sup> Ave.	C	1942	Transitional Ranch	
2926 N. 15 <sup>th</sup> Ave.	C	1942	Transitional Ranch	
2930 N. 15 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
2934 N. 15 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
2938 N. 15 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
2942 N. 15 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
3006 N. 15 <sup>th</sup> Ave.	C	1945	Transitional Ranch	
3010 N. 15 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
3014 N. 15 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
3018 N. 15 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
3022 N. 15 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
3026 N. 15 <sup>th</sup> Ave.	C	1942	Transitional Ranch	
3030 N. 15 <sup>th</sup> Ave.	C	1942	Transitional Ranch	
3034 N. 15 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
3106 N. 15 <sup>th</sup> Ave.	C	1950	Modernistic	
3112 N. 15 <sup>th</sup> Ave.	C	1947	Transitional Ranch	
3118 N. 15 <sup>th</sup> Ave.	C	1945	Transitional Ranch	
3122 N. 15 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3126 N. 15 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3132 N. 15 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3302 N. 15 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3306 N. 15 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3312 N. 15 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3318 N. 15 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3322 N. 15 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3326 N. 15 <sup>th</sup> Ave.	C	1955	Ranch	
3332 N. 15 <sup>th</sup> Ave.	C	1950	Ranch	
<b>North 15<sup>th</sup> Drive</b>				
2925 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
2929 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
2930 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
2933 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
2934 N. 15 <sup>th</sup> Dr.	NC	1997	No Style	Age



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Continuation Sheet

North Encanto Historic District  
Maricopa County, AZ

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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
2937 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
2938 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
2941 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
2942 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
2946 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
3002 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
3006 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
3007 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
3010 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
3013 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
3014 N. 15 <sup>th</sup> Dr.	C	1940	Spanish Colonial Revival	
3017 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
3018 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	
3021 N. 15 <sup>th</sup> Dr.	C	1940	Transitional Ranch	

North 16<sup>th</sup> Avenue

2912 N. 16 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
2915 N. 16 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
2916 N. 16 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
2926 N. 16 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
2931 N. 16 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
2934 N. 16 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
2935 N. 16 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
2940 N. 16 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
2943 N. 16 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
2944 N. 16 <sup>th</sup> Ave.	C	1948	Ranch	
3001 N. 16 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
3002 N. 16 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
3005 N. 16 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
3009 N. 16 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
3010 N. 16 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
3015 N. 16 <sup>th</sup> Ave.	C	1940	Transitional Ranch	
3016 N. 16 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
3029 N. 16 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3030 N. 16 <sup>th</sup> Ave.	C	1950	Transitional Ranch	
3034 N. 16 <sup>th</sup> Ave.	C	1941	Transitional Ranch	
3079 N. 16 <sup>th</sup> Ave.	C	1941	Transitional Ranch	

North 16<sup>th</sup> Drive

2925 N. 16 <sup>th</sup> Dr.	C	1944	Transitional Ranch	
2926 N. 16 <sup>th</sup> Dr.	C	1946	Transitional Ranch	

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# **National Register of Historic Places**

## **Continuation Sheet**

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 Maricopa County, AZ

Section Number 7 Page 6

Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
2930 N. 16 <sup>th</sup> Dr.	C	1946	Transitional Ranch	
2931 N. 16 <sup>th</sup> Dr.	C	1945	Transitional Ranch	
2934 N. 16 <sup>th</sup> Dr.	C	1945	Transitional Ranch	
2936 N. 16 <sup>th</sup> Dr.	C	1947	Modernistic	
2937 N. 16 <sup>th</sup> Dr.	C	1944	Transitional Ranch	
2941 N. 16 <sup>th</sup> Dr.	C	1944	Transitional Ranch	
2945 N. 16 <sup>th</sup> Dr.	C	1944	Transitional Ranch	
3001 N. 16 <sup>th</sup> Dr.	C	1944	Transitional Ranch	
3002 N. 16 <sup>th</sup> Dr.	C	1946	Transitional Ranch	
3008 N. 16 <sup>th</sup> Dr.	NC	1946	Neo-Spanish Colonial Revival Façade altered 1975	
3009 N. 16 <sup>th</sup> Dr.	C	1944	Transitional Ranch	
3015 N. 16 <sup>th</sup> Dr.	C	1944	Transitional Ranch	
3016 N. 16 <sup>th</sup> Dr.	C	1946	Transitional Ranch	
3019 N. 16 <sup>th</sup> Dr.	C	1944	Transitional Ranch	
3020 N. 16 <sup>th</sup> Dr.	C	1947	Transitional Ranch	
3024 N. 16 <sup>th</sup> Dr.	C	1946	Transitional Ranch	

### **North 17<sup>th</sup> Avenue**

2913 N. 17 <sup>th</sup> Ave.	C	1945	Transitional Ranch	
2914 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2917 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2918 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2921 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2924 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2925 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2930 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2931 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2934 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2935 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2939 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2940 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2941 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
2944 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3001 N. 17 <sup>th</sup> Ave.	C	1945	Transitional Ranch	
3002 N. 17 <sup>th</sup> Ave.	C	1947	Transitional Ranch	
3005 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3008 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3009 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3012 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3015 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3018 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	

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**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

North Encanto Historic District  
 Maricopa County, AZ

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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
3019 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3022 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3023 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3028 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3029 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3033 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3034 N. 17 <sup>th</sup> Ave.	C	1946	Transitional Ranch	
3101 N. 17 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3107 N. 17 <sup>th</sup> Ave.	C	1949	Transitional Ranch	
3108 N. 17 <sup>th</sup> Ave.	C	1955	Transitional Ranch	
3111 N. 17 <sup>th</sup> Ave.	C	1947	Transitional Ranch	
3112 N. 17 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3115 N. 17 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3116 N. 17 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3121 N. 17 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3122 N. 17 <sup>th</sup> Ave.	C	1947	Transitional Ranch	
3127 N. 17 <sup>th</sup> Ave.	C	1947	Transitional Ranch	
3128 N. 17 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3301 N. 17 <sup>th</sup> Ave.	C	1947	Transitional Ranch	
3307 N. 17 <sup>th</sup> Ave.	NC	1970	Ranch	Age
3310 N. 17 <sup>th</sup> Ave.	C	1950	Ranch	
3311 N. 17 <sup>th</sup> Ave.	NC	1950	Transitional Ranch	Aluminum siding & windows
3315 N. 17 <sup>th</sup> Ave.	C	1949	Transitional Ranch	
3316 N. 17 <sup>th</sup> Ave.	C	1951	Ranch	
3317 N. 17 <sup>th</sup> Ave.	NC	1947	Transitional Ranch	Stucco & additions
3322 N. 17 <sup>th</sup> Ave.	C	1952	Ranch	
3327 N. 17 <sup>th</sup> Ave.	C	1949	Transitional Ranch	
3328 N. 17 <sup>th</sup> Ave.	C	1950	Transitional Ranch	
3332 N. 17 <sup>th</sup> Ave.	C	1951	Ranch	
3335 N. 17 <sup>th</sup> Ave.	NC	1951	Ranch	Front wall
3338 N. 17 <sup>th</sup> Ave.	C	1953	Ranch	
3342 N. 17 <sup>th</sup> Ave.	C	1956	Ranch	
3348 N. 17 <sup>th</sup> Ave.	C	1949	Transitional Ranch	
3355 N. 17 <sup>th</sup> Ave.	C	1947	Modernistic	
<b>North 17<sup>th</sup> Drive</b>				
2911 N. 17 <sup>th</sup> Dr.	C	1947	Transitional Ranch	
2917 N. 17 <sup>th</sup> Dr.	C	1947	Transitional Ranch	
2926 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
2927 N. 17 <sup>th</sup> Dr.	C	1947	Transitional Ranch	
2932 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	

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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
2933 N. 17 <sup>th</sup> Dr.	C	1947	Transitional Ranch	
2937 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
2938 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
2942 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
2943 N. 17 <sup>th</sup> Dr.	C	1947	Transitional Ranch	
2946 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3001 N. 17 <sup>th</sup> Dr.	C	1949	Transitional Ranch	
3002 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3005 N. 17 <sup>th</sup> Dr.	NC	1947	Transitional Ranch	Stucco & bay windows
3006 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3009 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3012 N. 17 <sup>th</sup> Dr.	C	1949	Transitional Ranch	
3015 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3016 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3020 N. 17 <sup>th</sup> Dr.	C	1949	Transitional Ranch	
3021 N. 17 <sup>th</sup> Dr.	C	1947	Transitional Ranch	
3031 N. 17 <sup>th</sup> Dr.	C	1947	Transitional Ranch	
3126 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3127 N. 17 <sup>th</sup> Dr.	C	1946	Ranch	
3131 N. 17 <sup>th</sup> Dr.	C	1950	Ranch	
3132 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3138 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3301 N. 17 <sup>th</sup> Dr.	C	1951	Ranch	
3302 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3307 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3308 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3311 N. 17 <sup>th</sup> Dr.	C	1949	Transitional Ranch	
3312 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3315 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3318 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3321 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3322 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3327 N. 17 <sup>th</sup> Dr.	C	1948	Transitional Ranch	
3328 N. 17 <sup>th</sup> Dr.	C	1949	Transitional Ranch	
3329 N. 17 <sup>th</sup> Dr.	C	1949	Transitional Ranch	
3333 N. 17 <sup>th</sup> Dr.	C	1949	Transitional Ranch	

### **North 18<sup>th</sup> Avenue**

2902 N. 18 <sup>th</sup> Ave.	C	1951	Ranch	
2910 N. 18 <sup>th</sup> Ave.	NC	1951	Ranch	Stucco & new windows
2925 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	

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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
2928 N. 18 <sup>th</sup> Ave.	C	1951	Ranch	Garage enclosure
2931 N. 18 <sup>th</sup> Ave.	C	1949	Transitional Ranch	
2937 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
2938 N. 18 <sup>th</sup> Ave.	NC	1951	Ranch	
2941 N. 18 <sup>th</sup> Ave.	C	1949	Transitional Ranch	
2945 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3001 N. 18 <sup>th</sup> Ave.	C	1949	Transitional Ranch	
3002 N. 18 <sup>th</sup> Ave.	C	1952	Ranch	
3007 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3010 N. 18 <sup>th</sup> Ave.	C	1951	Ranch	
3011 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3015 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3021 N. 18 <sup>th</sup> Ave.	C	1947	Transitional Ranch	
3028 N. 18 <sup>th</sup> Ave.	C	1952	Ranch	
3038 N. 18 <sup>th</sup> Ave.	C	1951	Ranch	
3101 N. 18 <sup>th</sup> Ave.	C	1951	Transitional Ranch	
3125 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3131 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3137 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3301 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3307 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3311 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3317 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3321 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3327 N. 18 <sup>th</sup> Ave.	C	1948	Transitional Ranch	
3331 N. 18 <sup>th</sup> Ave.	C	1951	Ranch	
3336 N. 18 <sup>th</sup> Ave.	C	1945	Transitional Ranch	
3348 N. 18 <sup>th</sup> Ave.	C	1944	Transitional Ranch	
3352 N. 18 <sup>th</sup> Ave.	C	1949	Ranch	
3355 N. 18 <sup>th</sup> Ave.	C	1949	Transitional Ranch	
West Avalon Drive				
1526 W. Avalon Dr.	C	1940	Transitional Ranch	Stucco & new windows
1530 W. Avalon Dr.	NC	1940	Transitional Ranch	
1534 W. Avalon Dr.	C	1940	Transitional Ranch	
1538 W. Avalon Dr.	C	1940	Transitional Ranch	
1542 W. Avalon Dr.	C	1940	Transitional Ranch	
1545 W. Avalon Dr.	C	1940	Transitional Ranch	
1601 W. Avalon Dr.	C	1941	French Provincial Ranch	
1614 W. Avalon Dr.	C	1946	Transitional Ranch	
1622 W. Avalon Dr.	C	1946	Transitional Ranch	

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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
1624 W. Avalon Dr.	NC	1948	Ranch	Stucco & new windows
1718 W. Avalon Dr.	C	1949	Transitional Ranch	
1728 W. Avalon Dr.	C	1948	Transitional Ranch	
1734 W. Avalon Dr.	C	1948	Transitional Ranch	
1738 W. Avalon Dr.	C	1948	Transitional Ranch	
1744 W. Avalon Dr.	NC	1948	Transitional Ranch	Stucco & new windows
1807 W. Avalon Dr.	C	1952	Ranch	
1808 W. Avalon Dr.	C	1952	Ranch	
1811 W. Avalon Dr.	C	1952	Ranch	
1812 W. Avalon Dr.	C	1952	Ranch	
1815 W. Avalon Dr.	C	1952	Ranch	
1816 W. Avalon Dr.	C	1952	Ranch	
<b>West Catalina Drive</b>				
1501 W. Catalina Dr.	C	1940	Transitional Ranch	
1502 W. Catalina Dr.	NC	1940	Transitional Ranch	Stucco & window infill
1515 W. Catalina Dr.	C	1941	Southwest Style	
1524 W. Catalina Dr.	C	1940	Transitional Ranch	
1631 W. Catalina Dr.	C	1945	Transitional Ranch	
1807 W. Catalina Dr.	C	1952	Ranch	
1808 W. Catalina Dr.	C	1952	Ranch	
1811 W. Catalina Dr.	C	1952	Ranch	
1812 W. Catalina Dr.	C	1952	Ranch	
1815 W. Catalina Dr.	C	1952	Ranch	
1816 W. Catalina Dr.	C	1952	Ranch	
<b>West Earll Drive</b>				
1501 W. Earll Dr.	C	1941	Transitional Ranch	
1502 W. Earll Dr.	C	1952	Ranch	
1509 W. Earll Dr.	C	1941	Transitional Ranch	
1513 W. Earll Dr.	C	1941	Transitional Ranch	
1514 W. Earll Dr.	NC	1946	Transitional Ranch	Aluminum siding
1517 W. Earll Dr.	C	1941	Transitional Ranch	
1518 W. Earll Dr.	C	1942	Transitional Ranch	
1523 W. Earll Dr.	C	1941	Transitional Ranch	
1524 W. Earll Dr.	C	1947	Transitional Ranch	
1529 W. Earll Dr.	C	1950	Ranch	
1530 W. Earll Dr.	C	1947	Transitional Ranch	
1534 W. Earll Dr.	C	1947	Transitional Ranch	
1537 W. Earll Dr.	C	1941	Pueblo Revival	
1540 W. Earll Dr.	C	1947	Transitional Ranch	

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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
1541 W. Earll Dr.	C	1942	Transitional Ranch	
1546 W. Earll Dr.	C	1947	Transitional Ranch	
1601 W. Earll Dr.	C	1949	Transitional Ranch	
1602 W. Earll Dr.	C	1947	Transitional Ranch	
1607 W. Earll Dr.	C	1949	Transitional Ranch	
1608 W. Earll Dr.	C	1947	Transitional Ranch	
1613 W. Earll Dr.	C	1946	Transitional Ranch	
1614 W. Earll Dr.	C	1947	Transitional Ranch	
1617 W. Earll Dr.	C	1947	Transitional Ranch	
1620 W. Earll Dr.	C	1949	Ranch	
1621 W. Earll Dr.	C	1947	Transitional Ranch	
1624 W. Earll Dr.	C	1947	Transitional Ranch	
1627 W. Earll Dr.	C	1947	Transitional Ranch	
1630 W. Earll Dr.	C	1949	Transitional Ranch	
1631 W. Earll Dr.	C	1947	Transitional Ranch	
1634 W. Earll Dr.	C	1947	Transitional Ranch	
1635 W. Earll Dr.	C	1947	Transitional Ranch	
1641 W. Earll Dr.	C	1947	Transitional Ranch	
1645 W. Earll Dr.	C	1947	Transitional Ranch	
1701 W. Earll Dr.	C	1947	Transitional Ranch	
1702 W. Earll Dr.	C	1947	French Provincial Ranch	
1707 W. Earll Dr.	C	1948	Transitional Ranch	
1711 W. Earll Dr.	C	1948	Transitional Ranch	
1712 W. Earll Dr.	C	1948	Transitional Ranch	
1717 W. Earll Dr.	C	1949	Transitional Ranch	
1718 W. Earll Dr.	C	1949	Transitional Ranch	
1721 W. Earll Dr.	C	1948	Transitional Ranch	
1722 W. Earll Dr.	C	1949	Transitional Ranch	
1727 W. Earll Dr.	C	1947	Transitional Ranch	
1728 W. Earll Dr.	C	1948	Transitional Ranch	
1731 W. Earll Dr.	C	1948	Transitional Ranch	
1732 W. Earll Dr.	C	1951	Ranch	
1736 W. Earll Dr.	NC	1952	Ranch	Carport & front additions
1737 W. Earll Dr.	C	1948	Transitional Ranch	
1743 W. Earll Dr.	C	1949	Transitional Ranch	
1807 W. Earll Dr.	C	1952	Transitional Ranch	
1813 W. Earll Dr.	C	1952	Ranch	
1817 W. Earll Dr.	C	1952	Transitional Ranch	

**West Flower Circle North**

1513 W. Flower Circle N. C 1950 Ranch

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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
1516 W. Flower Circle N.	NC	1948	Transitional Ranch	Carport infill & addition
1519 W. Flower Circle N.	C	1950	Ranch	
1526 W. Flower Circle N.	C	1950	Ranch	
1530 W. Flower Circle N.	C	1950	Ranch	
1533 W. Flower Circle N.	C	1948	Transitional Ranch	
1534 W. Flower Circle N.	C	1947	Transitional Ranch	
1540 W. Flower Circle N.	C	1947	Transitional Ranch	
1541 W. Flower Circle N.	C	1947	Transitional Ranch	
1546 W. Flower Circle N.	C	1947	Transitional Ranch	
1547 W. Flower Circle N.	C	1947	Transitional Ranch	
1601 W. Flower Circle N.	C	1947	Transitional Ranch	
1602 W. Flower Circle N.	C	1947	Transitional Ranch	
1607 W. Flower Circle N.	C	1947	Transitional Ranch	
1608 W. Flower Circle N.	C	1947	Transitional Ranch	
1613 W. Flower Circle N.	C	1948	Pueblo Revival	
1614 W. Flower Circle N.	C	1947	Transitional Ranch	
1617 W. Flower Circle N.	C	1953	Ranch	
1618 W. Flower Circle N.	C	1947	Transitional Ranch	
1622 W. Flower Circle N.	C	1950	Transitional Ranch	
1626 W. Flower Circle N.	C	1948	Transitional Ranch	
1630 W. Flower Circle N.	C	1950	Ranch	
1635 W. Flower Circle N.	C	1950	Ranch	
West Flower Circle South				
1515 W. Flower Circle S.	C	1951	Ranch	Wall in front
1518 W. Flower Circle S.	C	1949	Ranch	
1521 W. Flower Circle S.	C	1949	Transitional Ranch	
1525 W. Flower Circle S.	C	1949	Transitional Ranch	
1529 W. Flower Circle S.	C	1949	Transitional Ranch	
1532 W. Flower Circle S.	C	1949	Transitional Ranch	
1533 W. Flower Circle S.	C	1947	International Style	
1539 W. Flower Circle S.	C	1949	Transitional Ranch	
1540 W. Flower Circle S.	C	1947	Transitional Ranch	
1543 W. Flower Circle S.	C	1947	Transitional Ranch	
1546 W. Flower Circle S.	C	1947	Transitional Ranch	
1601 W. Flower Circle S.	C	1947	Transitional Ranch	
1602 W. Flower Circle S.	NC	1947	Transitional Ranch	
1606 W. Flower Circle S.	C	1949	Transitional Ranch	
1607 W. Flower Circle S.	C	1950	Transitional Ranch	
1611 W. Flower Circle S.	C	1950	Transitional Ranch	
1612 W. Flower Circle S.	C	1947	Transitional Ranch	



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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
1616 W. Flower Circle S.	C	1948	Transitional Ranch	
1617 W. Flower Circle S.	C	1947	Transitional Ranch	
1621 W. Flower Circle S.	C	1947	Transitional Ranch	
1627 W. Flower Circle S.	C	1951	Transitional Ranch	
1631 W. Flower Circle S.	NC	1947	Neo-Spanish Colonial Revival	Inappropriate addition

**West Flower Street**

1637 W. Flower St.	NC	1947	Ranch	Inappropriate addition
1701 W. Flower St.	C	1952	Ranch	
1702 W. Flower St.	NC	1949	Ranch	Second story addition
1717 W. Flower St.	NC	1962	Ranch	Age
1721 W. Flower St.	C	1946	Transitional Ranch	
1727 W. Flower St.	C	1946	Transitional Ranch	
1731 W. Flower St.	C	1949	Transitional Ranch	
1737 W. Flower St.	C	1949	Transitional Ranch	
1743 W. Flower St.	C	1949	Transitional Ranch	

**West Mulberry Drive**

1513 W. Mulberry Dr.	C	1947	Transitional Ranch	
1516 W. Mulberry Dr.	C	1952	Ranch	
1517 W. Mulberry Dr.	C	1951	Ranch	
1520 W. Mulberry Dr.	C	1949	Modernistic	
1523 W. Mulberry Dr.	C	1947	Transitional Ranch	
1524 W. Mulberry Dr.	C	1949	Transitional Ranch	
1527 W. Mulberry Dr.	C	1947	Transitional Ranch	
1530 W. Mulberry Dr.	C	1949	Transitional Ranch	
1531 W. Mulberry Dr.	C	1948	Transitional Ranch	
1536 W. Mulberry Dr.	C	1949	Transitional Ranch	
1539 W. Mulberry Dr.	C	1948	Transitional Ranch	
1540 W. Mulberry Dr.	C	1949	Transitional Ranch	
1543 W. Mulberry Dr.	NC	1947	International Style	Second story addition
1546 W. Mulberry Dr.	C	1949	Transitional Ranch	
1601 W. Mulberry Dr.	C	1953	Transitional Ranch	
1602 W. Mulberry Dr.	C	1948	Transitional Ranch	
1605 W. Mulberry Dr.	C	1952	Transitional Ranch	
1608 W. Mulberry Dr.	C	1949	Transitional Ranch	
1611 W. Mulberry Dr.	C	1948	Transitional Ranch	
1612 W. Mulberry Dr.	C	1949	Transitional Ranch	
1616 W. Mulberry Dr.	C	1949	Transitional Ranch	
1617 W. Mulberry Dr.	C	1948	Transitional Ranch	
1621 W. Mulberry Dr.	NC	1948	Transitional Ranch	Aluminum Siding

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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
1622 W. Mulberry Dr.	C	1949	Transitional Ranch	Front wall
1626 W. Mulberry Dr.	C	1949	Transitional Ranch	
1627 W. Mulberry Dr.	C	1951	Transitional Ranch	
1630 W. Mulberry Dr.	C	1949	Transitional Ranch	
1631 W. Mulberry Dr.	C	1950	Transitional Ranch	
1638 W. Mulberry Dr.	NC	1949	Transitional Ranch	
1640 W. Mulberry Dr.	C	1949	Transitional Ranch	
1646 W. Mulberry Dr.	C	1949	Transitional Ranch	
1724 W. Mulberry Dr.	C	1948	Transitional Ranch	
1727 W. Mulberry Dr.	C	1950	Ranch	
1730 W. Mulberry Dr.	C	1950	Transitional Ranch	
1736 W. Mulberry Dr.	C	1949	Transitional Ranch	
1740 W. Mulberry Dr.	C	1949	Transitional Ranch	
West Osborn Road				
1519 W. Osborn Rd.	C	1952	Ranch	
1525 W. Osborn Rd.	C	1952	Ranch	
1545 W. Osborn Rd.	C	1955	Modernistic	
1601 W. Osborn Rd.	C	1948	Transitional Ranch	
1605 W. Osborn Rd.	C	1948	Transitional Ranch	
1611 W. Osborn Rd.	C	1948	Transitional Ranch	
1615 W. Osborn Rd.	C	1948	Transitional Ranch	
1619 W. Osborn Rd.	C	1948	Transitional Ranch	
1625 W. Osborn Rd.	C	1948	Transitional Ranch	
1629 W. Osborn Rd.	C	1948	Transitional Ranch	
1701 W. Osborn Rd.	C	1948	Tudor Revival	
1707 W. Osborn Rd.	C	1950	Transitional Ranch	
1711 W. Osborn Rd.	C	1950	Transitional Ranch	
1717 W. Osborn Rd.	C	1951	Transitional Ranch	
1721 W. Osborn Rd.	C	1950	Transitional Ranch	
1727 W. Osborn Rd.	C	1949	Transitional Ranch	
1731 W. Osborn Rd.	C	1949	Transitional Ranch	
1803 W. Osborn Rd.	C		Southwest Style	
1807 W. Osborn Rd. (assessor lists as 1819 W. Osborn)	C	1935	Southwest/Pueblo	
West Thomas Road				
1522 W. Thomas Rd.	NC	1942	Transitional Ranch	Stucco, window trim projections
1526 W. Thomas Rd.	C	1941	Transitional Ranch	

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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
1530 W. Thomas Rd.	NC	1940	Transitional Ranch	Glass block windows, front door infill
1536 W. Thomas Rd.	NC	1941	Transitional Ranch	Façade alterations
1542 W. Thomas Rd.	C	1941	Transitional Ranch	
1546 W. Thomas Rd.	C	1941	Transitional Ranch	
1602 W. Thomas Rd.	C	1940	Transitional Ranch	
1610 W. Thomas Rd.	C	1940	Transitional Ranch	
1614 W. Thomas Rd.	C	1941	Transitional Ranch	
1620 W. Thomas Rd.	NC	1941	No Style	Stucco, new windows
1624 W. Thomas Rd.	C	1942	Transitional Ranch	
1630 W. Thomas Rd.	C	1942	Transitional Ranch	
1640 W. Thomas Rd.	NC	1982	No Style	Age
1702 W. Thomas Rd.	C	1956	Ranch	
1708 W. Thomas Rd.	NC	1949	Transitional Ranch	Masonry arches, slump block trim
1714 W. Thomas Rd.	C	1948	Transitional Ranch	
1718 W. Thomas Rd.	C	1948	Ranch	
1724 W. Thomas Rd.	C	1948	Transitional Ranch	
1730 W. Thomas Rd.	C	1948	Ranch	
1734 W. Thomas Rd.	C	1948	Transitional Ranch	
1740 W. Thomas Rd.	NC	1948	Transitional Ranch	Stucco, windows, stone trim
1746 W. Thomas Rd.	NC	1947	Transitional Ranch	Stucco, masonry arch
1808 W. Thomas Rd.	C	1947	Ranch	
1814 W. Thomas Rd.	C	1951	Ranch	
1818 W. Thomas Rd.	NC	1951	Transitional Ranch	Stucco, additions, dormers
<b>West Verde Lane</b>				
1521 W. Verde Lane	C	1940	Transitional Ranch	
1531 W. Verde Lane	C	1941	Transitional Ranch	
1532 W. Verde Lane	C	1940	Transitional Ranch	
1533 W. Verde Lane	C	1940	Transitional Ranch	
1541 W. Verde Lane	NC	1941	Transitional Ranch	Aluminum siding
1542 W. Verde Lane	C	1940	Transitional Ranch	
1613 W. Verde Lane	NC	1945	Transitional Ranch	Front wall
1619 W. Verde Lane	C	1946	Transitional Ranch	
1623 W. Verde Lane	C	1946	Transitional Ranch	
1727 W. Verde Lane	C	1948	Transitional Ranch	
1731 W. Verde Lane	C	1948	Transitional Ranch	
1735 W. Verde Lane	C	1948	Transitional Ranch	
1739 W. Verde Lane	C	1948	Transitional Ranch	
1743 W. Verde Lane	C	1948	Transitional Ranch	

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Street Address	Contributor or Non-Contributor	Construction Date	Style	Reason for N/C Status
1807 W. Verde Lane	NC	1951	Ranch	Façade alterations
1808 W. Verde Lane	C	1951	Transitional Ranch	
1811 W. Verde Lane	NC	1951	Ranch	Stucco, masonry arch to front porch
1812 W. Verde Lane	C	1952	Ranch	
1815 W. Verde Lane	C	1952	Ranch	
1816 W. Verde Lane	C	1952	Ranch	

Total Contributing (C) 419  
Noncontributing (NC) 37

Grand Total in Historic District 456

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### NARRATIVE STATEMENT OF SIGNIFICANCE

#### Summary

The North Encanto Historic District is eligible for listing in the National Register under Criterion A, under the area of significance, "Community Planning and Development". Built between 1939 and 1956, the neighborhood illustrates how the policies of the Federal Housing Authority (FHA) during this time period impacted the housing development trends of the time including, street layout, landscaping and tract development of the neighborhood. It also shows the interruption and shortages of the Second World War and subsequent postwar housing boom. The period of the development of the district coincides with the transformation of Phoenix from a farming and distribution center into a modern industrial city<sup>1</sup>. The district is also eligible for inclusion in the National Register under Criterion C, for embodying distinctive characteristics of a type and period of construction, by showing the development of early tract building concepts and the evolution from eclectic styles to modern ranch. According to the City of Phoenix Historic Preservation Office, the North Encanto Historic District possesses one of the "greatest concentrations of intact Transitional/Early Ranch-style architecture in Phoenix." The period of significance, 1939 to 1956, represents the predominant build out for the neighborhood, as all but four of the 456 properties within the district were constructed during this time.

#### The Agricultural Development of Phoenix 1860s - 1920s

The development of Phoenix is attributed to John William (Jack) Swilling, who came to the area in 1867 and promoted the use of defunct Hohokam canals in order to establish a farming community. By the 1880s a number of boosters had come to the area touting its potential as an agricultural community. The flow of the Salt River through this arid valley made agriculture a possibility; however, when drought hit from 1893 to 1893 and again from 1901 to 1904 there were significant agricultural losses and many farmers suffered. Even with these setbacks however, the population of the Salt River Valley expanded from approximately 270 in 1870 to over 20,000 people in 1900. However, it was not until the completion of Roosevelt Dam in 1911 that the valley was assured a steady supply of water which made large scale development a possibility.

In the 1920s, Phoenix saw unprecedented agricultural and commercial production, which contributed to another population boom. The spiraling population increase also affected the physical dimensions of the city, as residential development rapidly extended the rural-urban interface in all directions from the city center. The central urban corridor of Phoenix was therefore pushing ever northward as existing agricultural land was subdivided for residential and commercial development. An article from the *Arizona Republican* dated August 19<sup>th</sup>, 1927 stated that "particularly in the last five years Phoenix has "branched out" to an unbelievable extent. The streets bordered only by vacant lots, which used to fringe the city proper, now are streets lined on both sides with fine residences"<sup>2</sup>. It goes on to state that the population of Phoenix, which at that time was 50,000, could not be supported by the downtown infrastructure, which was causing this residential, followed by commercial, expansion.

#### The Effects of New Deal Programs on Phoenix Residential Community Planning

Several factors influenced the development and design of the North Encanto Historic District, including federal housing policies, the effects of World War II on local housing construction, and Phoenix's post-war development response to population growth and industrialization.

<sup>1</sup> Barney, J.M. & Goldwater, B.M. *History of the City of Phoenix*, City of Phoenix Planning Dept. 1951

<sup>2</sup> "Commercial Development Follows Closely on Rapid Phoenix Residential Growth" *Arizona Republican*. 19 August 1927.

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The Depression ushered in a range of New Deal housing programs which accelerated the change in development practices in Phoenix. The diversity of housing styles and interplay of roof forms, wall materials and layouts which characterized early neighborhoods gave way to patterns of uniformity and consistency. As there were many lots still available within the established subdivisions of the central core of the city, the mid-1930s saw the infill of the existing neighborhoods with these new architectural styles which were prototypical of suburbs to come. Emerging residential areas were planned and constructed in accordance with government guidelines to promote efficiency, convenience and continuity of planning, design and construction.

In 1931 the President's Conference on Home Building and Home Ownership, held by the Hoover administration, set the framework for many of the housing policies that would evolve during and after the Depression. A key outcome of the conference was the conclusion that the ideal of home ownership should be a national goal. To achieve this goal, a variety of recommendations were made which would have a significant impact on development on a national and local scale. The first was the creation of a long term amortized mortgage program which enabled the cost of a lot and house to be spread out over many years. A second proposal which directly influenced local development and construction was the federal encouragement of larger scale residential developments to reduce home building costs.

The conclusions of the Hoover administration's efforts would serve as key elements of Roosevelt's New Deal program of the Great Depression. The legislation that introduced and implemented these policies was the National Housing Act of 1934. Enacted during the first 100 days of Roosevelt's administration, the purpose of the Act was to "improve nationwide housing standards, provide employment and stimulate industry, improve conditions with respect to mortgage financing and realize a greater degree of stability in residential construction." The Act created the Federal Housing Administration (FHA), designed to stimulate new construction through increased mortgage lending by private institutions. To accomplish this, the FHA insured private lenders against risk of loss on new mortgage loans. In return the FHA required that homes built with FHA-insured loans be built to meet certain design and construction standards and the borrower be allowed to repay over a long period with fixed affordable monthly payments. A significant concept promoted by the FHA which influenced residential subdivision development was the encouragement of large scale building operations. Large scale construction was viewed as a way to boost the economy, reduce construction costs and rapidly increase the housing stock.

In Phoenix, as well as in the nation at large, the important change resulting from promotion of mass housing was the shift in the responsibility away from real estate companies to building contractors. Provided with approved house designs, FHA insured mortgages and resources to secure interim financing for land acquisition and construction, home builders were now able to perform all the necessary tasks of developing subdivisions. These subdivisions usually consisted of about fifty or so homes and, while small by present standards today, were considered very large at the time. The development pattern in Phoenix reflected the national trend toward mass housing development as several such subdivisions were planned and opened in the city between 1937 and 1939. The Womack Heights subdivision, part of the Coronado National Register Historic District, was planned by Andy Womack, who would later go on to develop portions of the North Encanto Historic District, and is an example of one such development. This subdivision was platted in 1939 and contained forty eight uniform sized lots which he built homes upon. He is credited with having "...built one of the first subdivisions following FHA guidelines and using methods that after the war would form the basis of the mass production of single family homes"<sup>2</sup> in Phoenix. With the success of these types of subdivisions this method of home building became an accepted practice by the outbreak of World War II and flourished after war time housing restrictions were lifted.

<sup>2</sup> Collins, William. The Emerging Metropolis: Phoenix, 1944-1973. Phoenix: Arizona State Parks Board, 2005.

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Another important concept promoted by the FHA which influenced the form and appearance of twentieth century residential development was the notion that streetscapes should present an appearance of uniformity and design continuity. In addition, the FHA also supported more uniform building styles to ensure future property values<sup>3</sup>. Its property standards and minimum construction requirements for new dwellings established safeguards and models for local building codes<sup>4</sup>. This planning concept was also a continuation of efforts of the FHA to standardize housing plans and materials to reduce costs and simplify construction. It is indicative of the shift which occurred in the role of the developer from simply a land sub-divider to a builder of communities. To maintain FHA support for their development, the North Encanto home builders constructed standardized homes that adhered to the construction and livability requirements of the FHA. FHA-approved development also required that a minimal amount of landscaping be installed in the front of each house and full utilities be installed for each subdivision. Paved streets with curbs were mandated, and curved, circular and cul-de-sac street patterns were encouraged. These design principles were laid out in the brochure "Recommendations for Successful Housing Development" published by the FHA in 1938. The principles suggest a "general return to the village idea" and reflect FHA's contention that homes should be built on streets that are residential in character<sup>5</sup>.

The outbreak of World War II brought national construction to a virtual standstill. To provide materials for the war effort all nonessential building activity was halted across the country. Home building in communities was limited to "essential" housing for workers in the war industries. This housing was publicly financed and put under the jurisdiction of four agencies: the War Production Board (WPB), the National Housing Agency (NHA), the Federal Housing Administration (FHA) and the War Manpower Commission (WMC). The NHA was responsible for determining the number of housing units needed in a community given the number of war industry workers at that particular locale. The WPB and WMC calculated the quantity of raw materials and labor that could be spared for residential construction without hindering the country's ability to fight the war. This information was used to set the number of housing units that could be constructed each year.

As with earlier federal policies on housing, Phoenix's growth and development during the war years is reflected in their influences on building. Due to proximity of the Luke and Williams Army Air Corps and Litchfield Navy Air bases as well as the proximity of manufacturers of war related products, Phoenix was eligible to receive federal funds for the construction of "essential housing". The government built production plants for Alcoa, Goodyear and AiResearch on the outskirts of Phoenix, and these plants drew over 2000 out-of-state workers, as well as a large number of in-state workers from outside the Phoenix metropolitan area. Therefore "in 1942, at the behest of the Phoenix Chamber of Commerce and the Phoenix Real Estate Board, the federal government declared the city a housing priority area, giving the private market access to rationed materials"<sup>6</sup>. Consequently, while building diminished in many parts of the country, it continued, on a limited basis, in Phoenix.

In the North Encanto Historic District, which had originally been developed beginning in 1939 by a syndicate of the architect, Orville A. Bell, and contractor, Broman & Chapman, construction continued during the war by contractors J. R. Womack and Andy Womack. In an *Arizona Republic* article dated February 20<sup>th</sup> of 1944, Andy Womack was touted as starting construction on 40 housing units. Recognizing the impact of the federal government on housing construction during the war, the article goes on to state that "the Womack construction marks the last of the 180 dwelling units the War Production Board permitted materials for in its most recent allotment to relieve the housing shortage in Phoenix"<sup>7</sup>.

<sup>3</sup> City of Phoenix Historic Preservation Office. Historic Residential Subdivisions and Architecture in Central Phoenix, 1912-1959. National Register of Historic Places Multiple Property Submission, 1994.

<sup>4</sup> "Construction is Regulated" *The Arizona Republic*. 12 May 1940.

<sup>5</sup> "Residential District Favors Curves" *The Arizona Republic*. 31 March 1940.

<sup>6</sup> Collins, William. *The Emerging Metropolis: Phoenix, 1944-1973*. Phoenix: Arizona State Parks Board, 2005.

<sup>7</sup> "More Houses are Started" *The Arizona Republic*. 20 February 1944.

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Nine houses, of the proposed 40, were completed in 1944 and located on the east side of 16<sup>th</sup> Drive. These new developers still had to insure that all the subsequent building matched earlier homes in the area in accordance with FHA requirements for uniform architectural style.

At the end of the war, due to the restrictions on building, Phoenix, as well as other communities across the nation, faced a housing shortage. Locally this housing shortage was exacerbated by the fact that many of the air base personnel and servicemen returned to Phoenix and both Luke and Williams Air Force bases remained operational. The population grew as other military personnel, who had trained or worked in the area, decided to relocate to the Valley when they returned to civilian life. In February 1946, Phoenix housing officials reported that 2200 veterans' applications for housing had gone unfilled due to a lack of housing<sup>8</sup>.

The passage of the G. I. Bill of Rights in 1944 did play an important role in addressing the housing shortage faced by the veterans. The original G. I. Bill provided a guarantee of up to 50% of the loan costs, which essentially enabled veterans to buy homes with no down payment. With the acceptance of the guarantees by the private lending institutions, Congress increased the guarantee to \$4,000 and expanded its operation through the Veteran's Administration (VA). The amount of money made available through the VA was more than sufficient for a veteran to finance construction of a home in almost any Phoenix neighborhood. As a consequence, home construction in Phoenix soared in the five years following the war. In fact the general population of Phoenix grew over sixty percent from the period of 1940 to 1950 increasing from 65,414 to 106,818<sup>9</sup>. In North Encanto, 80 homes were built before the war (a few being actually completed and occupied in very early 1942) and 9 were built during the war in 1944. However, 277 homes and 18 small (3 unit) apartment buildings were built in the five years spanning 1945 and 1950.

**North Encanto District**

**Development and Design**

While most of Phoenix's prewar homes were custom built on individually owned lots, from its initial planning stages, the North Encanto Historic District was essentially a tract development. The North Encanto neighborhood's circular street pattern differed from the straight streets and square blocks found in previous Phoenix development, but was very much in keeping with the new FHA standards. According to the Technical Bulletin, "Planning Profitable Neighborhoods" published by the FHA in 1938, land was to be subdivided so as to discourage heavy through-traffic. Therefore, circular streets discouraged drivers from using neighborhood streets as thoroughfares. This bulletin also advised lot lines to be perpendicular or radial to street lines to create a more attractive neighborhood appearance. Another factor deemed by the FHA to create a "livable" neighborhood was to create adequate, but not wasteful, lot sizes. Housing and Urban Development (HUD) determined that the optimal lot size was not to exceed 130 feet in depth and should range from 50 to 60 feet in width. FHA policies also required that all houses included landscaping, as well as full utilities and paved streets with curbs.

The North Encanto neighborhood is a strong example of the FHA development standards established in the late 1930s. The lots are arranged radially to the circular street lines. The lot sizes are uniform, ranging from 110 to 120 feet long and are 50 to 70 feet wide, following the HUD guidelines for adequate size. Homes are oriented toward the street lines and are set back 20 to 30 feet from the street. The HUD landscaping requirement is still evident in mature trees and palms throughout the district. While a few properties have been converted to xeriscape, the majority maintain the presence of traditional "green" landscaping.

<sup>8</sup> Collins, William. The Emerging Metropolis: Phoenix, 1944-1973. Phoenix: Arizona State Parks Board, 2005.

<sup>9</sup> Phoenix City Council, "Phoenix Growth," n.d., <<http://phoenix.gov/BUDGET/bud04pro.pdf>> (26 June 2006)



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The North Encanto Park Historic District encompasses 456 houses, the overwhelming majority, 363, executed in the Transitional Ranch style, as reflective of the immediately pre and post-World War II period. The neighborhood also contains 71 homes executed in the "Classic" Ranch style, which evolved from the "Transitional" Ranch style. There are 9 houses in Revival styles and 7 in a Contemporary style which also demonstrate residential designs executed in the 1940s. The term "Transitional Ranch" was, of course, unknown at the time of construction and has since come to include various minor variations within the style. In 1940 the new houses might be referred to as "Colonial"<sup>10</sup>, "Monterey"<sup>11</sup>, or "Southwestern" Ranch<sup>12</sup> but would now be considered together as Transitional Ranch.

The prewar houses were mostly two bedroom/one bath, designed by Orville A. Bell, a prominent Phoenix architect at the time, and built by Broman and Chapman Contractors. The houses built after the war are examples of the early work of contractors and developers who went on to become influential in the post-war residential housing market such as Andy Womack, J. R. Womack, Alfred Andersen and Buros Brothers Construction.

After 1944, houses began to grow in size, though they were still constructed in Transitional Ranch style. By 1950 though, some houses were being constructed in what might be called the "classic" Ranch style. The development of the neighborhood, beginning in 1939 at the corner of 15th Avenue and Thomas and progressing to the west of 18th Avenue in 1951-1956, demonstrates the steady evolution of design from Early/Transitional Ranch to Ranch styles.

### Construction History

Development of the district began in 1939 with the North Encanto Park subdivision containing 89 residential lots between 15th and 16th Avenues and from Thomas Road to Earll Drive. The first 51 houses were built by a syndicate whose agent was Mr. Volney Bell. The plans were drafted by architect Orville A. Bell and construction was executed by Broman & Chapman. By February, ground had been broken on the first 29 houses, all of which had FHA financing. The remaining 22 applications were being processed. The average house price was \$4,000 and the subdivision was scheduled to be annexed by the city of Phoenix<sup>13</sup>. By September 1940, 20 homes had been occupied, 27 were nearing completion, 12 had been started and all of the remaining lots in the 89 unit subdivision had been sold<sup>14</sup>.

By July of 1941, construction had begun on the west side of 16th Avenue<sup>15</sup> and in January 1942 Joseph Nuber announced the opening of an additional 25 lots of the North Encanto Park subdivision facing what is now 16th Drive<sup>16</sup>. Construction on the 16th Drive lots was delayed by the war until 1944. In February 1944, Andy Womack announced the start of home construction in this and other sections of the city<sup>17</sup>. The Encanto Terrace subdivision, located between 17th and 18th Avenues south of Earll Drive, was developed starting in 1945-46 and the Truman Terrace subdivision, north of Earll Drive and containing Flower Circle, was under construction by 1946. In March of 1946, Alfred Andersen was building 22 houses on Flower Circle<sup>18</sup>. The final plat of the neighborhood was Terrace View, which opened up an additional 32 lots for building west of 18th Avenue in 1950.

<sup>10</sup> "Colonial-Type Home Erected" The Arizona Republic. 31 March 1940.

<sup>11</sup> "Masonry Walls Feature Home" The Arizona Republic. 14 April 1940.

<sup>12</sup> "Home Nears Completion" The Arizona Republic. 26 May 1940.

<sup>13</sup> "Foundations of 29 Homes are Started" The Arizona Republic. 18 February 1940.

<sup>14</sup> "Subdivision Fills Rapidly" The Arizona Republic. 29 September 1940.

<sup>15</sup> "Ground Broken for New Home" The Arizona Republic. 27 July 1941.

<sup>16</sup> (It should be noted that there can be confusion in historic references as 15th Drive was originally called 16th Drive, 16th Drive was called 17th Drive and 17th Drive was called 17th Place until names were corrected in 1951.)

<sup>17</sup> "More Houses are Started" The Arizona Republic. 20 February 1944.

<sup>18</sup> "Permits Given for 12 Homes" The Arizona Republic. 31 March 1946.

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### Early Residents and Home Owners

The people who bought and moved into the subdivisions representing the North Encanto Historic District represented a broad spectrum of the Phoenix population. There were lawyers, doctors, salesmen, teachers, a streetcar conductor, a forester for the Indian Services, several policemen and farmers as well as a wrestling promoter at Phoenix's Madison Square Garden arena. Several early residents worked for the new large war-time industries in Phoenix, such as Goodyear, AiResearch and Reynolds Metals. Among the district residents who have had a lasting effect on the city are W. H. Goettl (2934 N. 16th Dr.) early evaporative and air conditioning manufacturer; M. S. Buros, M. J. Buros and H. A. Buros, owners of Boros Brothers Contracting; E. L. Varney (3028 N. 17th Ave.), prominent architect; Levi S. Udall (3112 N. 17th Ave.), Chief Justice of Arizona Supreme Court and parents of Stewart and Morris Udall; C. B. Smith (3301 N 17th Ave.), owner of Smith Iron & Steel and G. D. Hoy (1530 W. Avalon) teacher at Phoenix College and after whom the college stadium, Hoy Field is named. During the 1950s Lincoln Ragsdale, mortician and leader in the African American community lived at 1610 W. Thomas and Bill Dickey, a prominent African American sports figure and golfer lived at 1614 W. Thomas.

### RONs Club and Terrace Club

The creation of the RONs Club and Terrace Clubs is unique and significant in the development of community life in the neighborhood. In 1945, a group of newly civilian Naval Officers got together and determined to re-create a Navy officers' club from their military days. Guy Stillman was one of the leaders and his mother, Mrs. McCormick, deeded the group two lots on the corner of 17th Avenue and Osborn. The RONs (Reserve Officers of the Naval Services) club was thus organized and the members hand built the first building including a custom bar which still stands. This construction was followed by the building of the large swimming pool, a dinning room, a kitchen and finally surrounding walls. A few years later the Terrace Club was organized and a clubhouse was constructed at 16<sup>th</sup> Avenue and Osborn without a bar by those wanting a similar facility without alcohol sales. Both clubs were the centers of neighborhood life in the formative years of the district. There was fierce competition between the children's swim teams. The Terrace Club closed and the building now houses the Deaf Community Center while the RONs Club continued in operation until 2002 when the building closed, was sold and converted into a single family residence.

### Encanto Park and Phoenix College

Encanto Park was built between 1935 and 1938 and fashioned in the image of Golden Gate Park in San Francisco and Balboa Park in San Diego. The Phoenix Parks, Playgrounds and Recreation Board purchased 200 acres (largely cotton fields) from the Dorris and Norton families and 15 acres from West Encanto Subdivision<sup>19</sup>. Federal funds, available in the late 1930s through the Works Progress Administration, helped bring about the construction of Encanto Park<sup>20</sup>. Actual park development began in 1937 under direction of William G. Hartranft<sup>21</sup>.

The development and completion of the 30 acre Phoenix Junior College campus on Thomas Road in 1939 was also made possible by federal funds<sup>22</sup>. Phoenix Junior College, which was established in 1920 as a department of Phoenix Union High School<sup>23</sup>, moved to the new campus in what was then northwest Phoenix with eleven buildings and facilities including Liberal Arts, Science, Library, Administration, Auditorium, Cafeteria, Gymnasium, Athletic Field, Grandstand, Tennis Courts and Heating Plant<sup>24</sup>. It is significant that the first subdivision in the proposed North Encanto Historic District was platted one year after development of Encanto Park and the same year as the new Phoenix Junior College campus.

<sup>19</sup> The Arizona Republic. 4 September 1988

<sup>20</sup> City of Phoenix, Arizona, Parks and Recreation Department. Encanto Park Nature Trail. 1957

<sup>21</sup> Ibid.

<sup>22</sup> Luckingham, Bradford. Phoenix: The History of a Southwestern Metropolis. Tucson, Arizona: University of Arizona Press, 1989

<sup>23</sup> Phoenix College, Phoenix, Arizona. Bear Tracks. Volume 11, 1927.

<sup>24</sup> Phoenix College, Phoenix, Arizona. Bear Tracks. Volume 13, No.1 1939.

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**Residential Architectural Styles and Building Technology in the North Encanto Historic District 1939-1956**

In Phoenix, the movement away from the heavily romanticized Period Revival styles of the 1920s to a more simplified reference to period architecture began during the New Deal years. Houses constructed during the later 1930s conformed largely to a few standardized house forms manipulated slightly in roof, window and door treatment to convey some period image. This somewhat dramatic shift in domestic architectural design can be attributed largely to the programs of the Federal Housing Administration (FHA). As Phoenix, and the nation as a whole, looked for ways in which to further streamline and standardize housing construction, the Ranch style home became quite popular. The Transitional Ranches developed during the early 1940s used small floor plans, standardized construction materials, and few embellishments in order to simplify and reduce both time and cost of construction in order fill the housing shortages for returning veterans. However, as families began to expand, and the need for space increased, the Transitional Ranch evolved into the elongated "classic" Ranch style home.

This evolution of architectural styles can be seen clearly in the development of the North Encanto neighborhood. The first homes constructed in the neighborhood bordered the southeastern boundary of the district, platted in 1939 and were predominantly Transitional Ranch with the few revival styles of the district interspersed among them. The contemporary styles were built as the neighborhood expanded north and west but are all located east of 17<sup>th</sup> Avenue. The "classic" Ranches are predominantly found west of 17<sup>th</sup> Avenue to the western most boundary of the district. The temporal progression of these styles' popularity is very well articulated in their spatial distribution within the district. North Encanto Park, the very first subdivision platted in 1939, possesses houses executed in the Period Revival Styles, as well as the simplified Transitional Ranch Style. Encanto Terrace and Truman Terrace, both platted after WWII, possess houses almost exclusively limited to the Transitional Ranch style. By 1950, with Terrace View subdivision representing the final "build-out" of the neighborhood, builders of houses in North Encanto were executing homes in the classic ranch style. These houses, located in the western portion of the district, represent some of the first "true" ranch houses to be constructed in the City of Phoenix.

The following discussion presents a historical framework for understanding the evolution of popularity in house styles within the North Encanto Historic District:

**Period Revival Styles (1915-1940)**

Period Revival homes became wildly popular in the 1920s throughout the nation. The architectural and popular press emphasized the implied status of homes bearing their ornate quality of architecture. This was also a type of architecture well suited for the increasingly smaller lots available in the suburbs. During the Great Depression, government programs, such as the Federal Housing Administration, required standardized construction methods that were easily adapted to Period Revival style architecture. Newspaper advertisements often promoted the popular housing type as an elegant luxurious "country home," while also making FHA terms available and explicit. However, the Period Revivals became less prevalent by the end of the 1930s and during the 1940s were succeeded by the development of the new Ranch style home. As the North Encanto Historic District developed at the tail end of this architectural trend, it contains only nine Period Revival style homes. These homes have been executed in the Spanish Colonial Revival, Pueblo Revival, Southwest Revival and Tudor Revival variants.

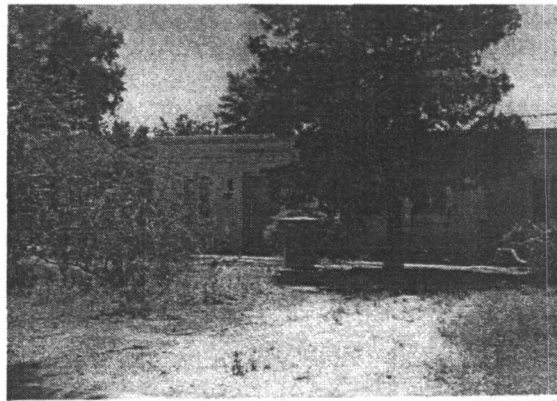
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Spanish Colonial Revival homes employ forms and details to evoke early Spanish architecture in the New World. Roofs are gabled or flat, or in some case a combination of the two. Roofing material is generally tile and walls are comprised of stucco. Other details may include round arched openings and arcaded wing walls.



(3014 N. 15<sup>th</sup> Dr., example of Spanish Colonial Revival Style)

Pueblo Revival homes emulate the architectural features of the traditional dwellings of the American Pueblo Indians. The style was first popularized in New Mexico and was informally adopted as their "State Style". Pueblo Revival homes have flat roofs surrounded by parapets, stucco wall surfaces, and decorative details such as log ends protruding from the wall surface (vigas), heavy timber or log posts supporting porch roofs, expressed wooden lintels over openings, and carved post caps (zapatas).



(1613 W. Flower Circle N., example of Pueblo Revival Style)

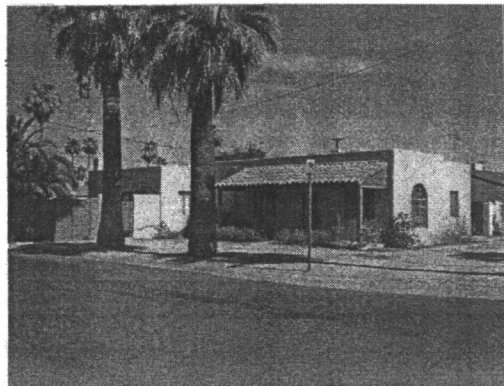
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Southwest Revival Style homes are a blend of the Spanish Colonial Revival and Pueblo Revival architectural styles. Southwest style houses have flat roofs and are in box like forms with long facades. They have stucco walls, arched doors and window bays and sometimes contain vigas and canales.



(1515 W. Catalina Dr., example of Southwest Style)

Tudor Revival homes are marked by high pitched gables, usually front-facing, and stylistic details such as half-timbering in the gables, arched entryways, arcaded wing walls, and sweeping eaves.



(1701 W. Osborn Road, Example of Tudor Revival Style)

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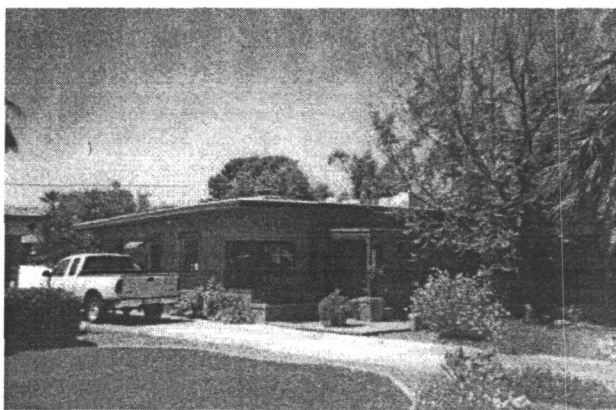
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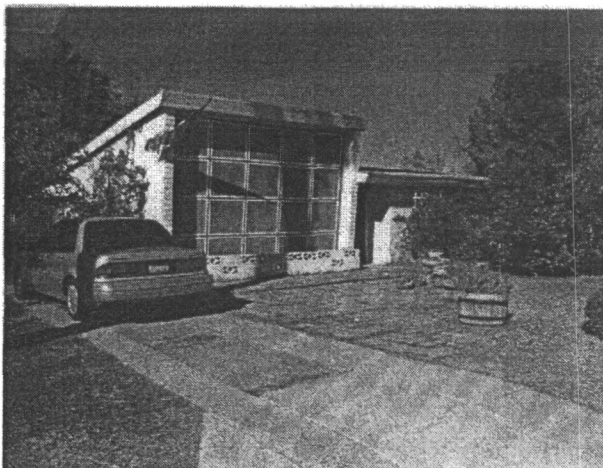
### Modern Movement (1920-1960)

International Style homes were developed in the mid 1920s and are characterized by a flat roof without coping. The outer walls are smooth, generally stucco, without ornamentation. The homes have box-like shapes with asymmetrical facades. Windows are typically steel casement and vary in size and usage, sometimes wrapping around corner walls.



(1533 W. Flower Circle S., example of International Style)

Modernistic homes are based on the earlier International style developed in the 1920s, and became more popular after World War II. These homes have flat or low pitched roofs with overhanging eaves and broad, low front-facing gables. Exposed supporting beams and other structural members are common. As opposed to the stucco of the International style, the wall materials are often brick or wood.



(3106 N. 15<sup>th</sup> Ave., example of Modernistic Style)



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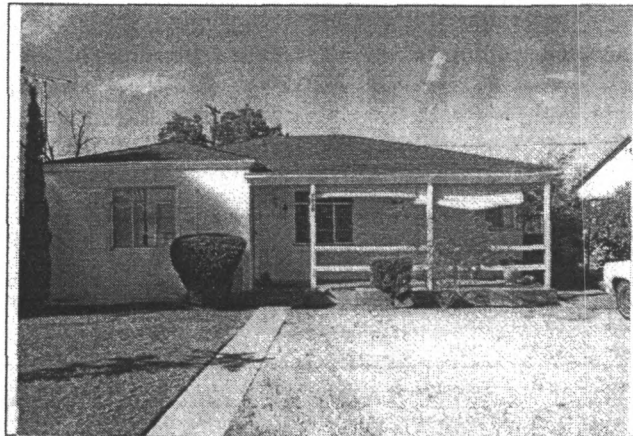
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## Ranch Styles (1935-1960)

The Ranch Era departed from earlier architectural periods in many respects. Speculative housing development became more popular nationally and in the Phoenix area. Construction styles reflected the immediate demand for housing combined with technological innovations available during the post-war period. Ranch style architecture did not require a basement or sub-floor foundation; builders rather sited the house on a concrete slab. This revolution in design facilitated quick construction and was cost-efficient. Construction materials included traditional wood frame or brick, and often incorporated the new building technology of the slump block or concrete block wall.

Transitional Ranch homes are small, simple, one-story structures with low to medium pitched gable roofs. Their box-like form is laid out in square, rectangular or L-shaped plans. The majority of the North Encanto transitional ranches are constructed of brick, both painted and exposed, or with a mortar wash. For the most part, houses in this category are devoid of ornament or decorative treatment, indicative of the rising popularity of the modern styles during this period, as well as the influences on the building industry for standardization, economy and efficiency in construction. However, illustrative of its transitional link with earlier Period Revival style building, some detailing is found with various roof and eave treatments, such as exposed rafters or molded cornices. Windows are predominately steel casement, sometimes set off with immovable shutters. Simple porches are also found including corner or small projecting entry porches, as well as those that span the full or half width of the façade. Porch supports are almost always simple wooden posts.



(2938 N. 15<sup>th</sup> Ave., example of Transitional Ranch Style)

United States Department of the Interior  
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# National Register of Historic Places Continuation Sheet

North Encanto Historic District  
Maricopa County, AZ

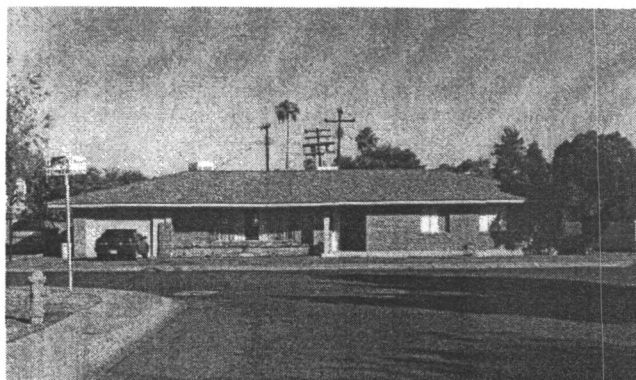
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French Provincial Ranch houses, dating from the mid-1940's, are one-story, hipped roof structures in a more complex form and appearance than simpler early Transitional Ranch forms. The complexity is achieved through the use of multiple, low-pitched roofs and projecting bays and ells to create slightly irregular floor plans. Like the Transitional Ranch, the French Provincial Ranches are predominantly painted brick. Steel casement windows are most prevalent, and a variety of treatments at the roof and wall juncture are employed. Eaves are both open and closed with simple fascia trim or cornice molding. Porches are an important element of the façade, ranging in location, size and form.



(1601 W. Avalon Dr., Example of French Provincial Ranch Style)

Classic Ranch style designs became increasingly popular in urban Phoenix during the late 1940s and early 1950s. The Ranch style emphasized the status of the homeowner by highlighting the length of the building across the lot, with the façade oriented to face the street. Moreover, the role of the automobile was enshrined in Ranch-style construction, with one- or two-car carports extending the linear plane of the house even further across the lot. This design emphasized vehicle ownership to passers-by, and reflected the suburban reliance upon the automobile. These one story homes are typified by their elongated forms, sometimes in an L-shaped configuration, and low-pitched roofs. The roof styles are predominantly hipped, cross-gabled or side gabled and are most commonly covered with asphalt or wood shingles. Walls are generally comprised of block or brick and at times are sheathed with wood siding. Steel casement windows were most prevalent until the late 1950s when they were replaced by sliding aluminum frame windows.



(1635 W. Flower Circle N., Example of Classic Ranch Style)



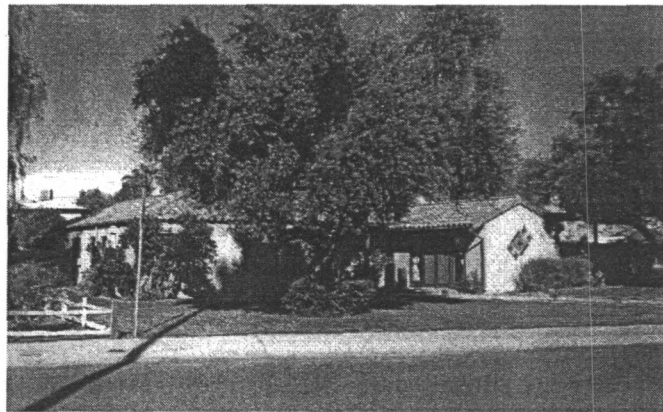
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# National Register of Historic Places Continuation Sheet

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North Encanto Historic District  
Maricopa County, AZ

Neo-Spanish Colonial Revival - Houses classified as Neo-Spanish Colonial Revival are post war houses that have undergone significant alteration to give the appearance of a Spanish Colonial Revival, but are outside the period of significance for revival styles. These homes are characterized by a broad shape, adapted from the classic ranch, and possess gabled, tiled roofs and stucco walls.



(1631 W. Flower Circle S., Example of Neo-Spanish Colonial Revival Style)

## Styles Represented in North Encanto

	Number	Percentage of Total
Pueblo Revival	2	0.4%
Spanish Colonial Revival	1	0.2%
Tudor Revival	1	0.2%
Southwest Style	2	0.4%
International Style	2	0.4%
Modernistic	5	1.1%
Transitional Ranch	363	79.6%
French Provincial Ranch	2	0.4%
Ranch	71	15.6%
Neo-Spanish Colonial Revival	3	0.6%
No Style	3	0.6%

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

North Encanto Historic District  
Maricopa County, AZ

Section Number 9 Page 30

## MAJOR BIBLIOGRAPHIC REFERENCES

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## Newspaper Articles:

"Building Tract is Subdivided" The Arizona Republic. 11 January 1942.

"Colonial-Type Home Erected" The Arizona Republic. 13 March 1940.

"Commercial Development Follows Closely on Rapid Residential Growth" The Arizona Republican. 19 August 1927.

"Construction is Regulated" The Arizona Republic. 12 May 1940.

"Foundation of 29 Homes are Started" The Arizona Republic. 18 February 1940.

"Ground Broken For New Home" The Arizona Republic. 27 July 1941.

"Home Nears Completion" The Arizona Republic. 26 May 1940.

"Masonry Walls Feature Home" The Arizona Republic. 14 April 1940.

"More Houses are Started" The Arizona Republic. 20 February 1944.

"Permits Given for 12 Homes" The Arizona Republic. 31 March 1946.

"Residential District Favors Curves" The Arizona Republic. 13 April 1941.

"Subdivision Fills Rapidly" The Arizona Republic. 29 September 1940.

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

North Encanto Historic District  
Maricopa County, AZ

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## **VERBAL BOUNDARY DESCRIPTION**

See attached map.

## **BOUNDARY JUSTIFICATION**

The boundaries are from major streets Thomas Road on the south to Osborn Road on the north and from 15<sup>th</sup> Avenue on the east to the alley west of 18<sup>th</sup> Avenue on the west plus 5 additional properties on the northwest corner. These boundaries constitute the contiguous residential tracts platted during the period of significance. Commercial and condominium development along 19<sup>th</sup> Avenue and commercial buildings on the corners of 15<sup>th</sup> Avenue at Osborn and 15<sup>th</sup> Avenue at Thomas are excluded from the boundaries of the district as they no longer function as residences and their many modifications have resulted in a loss of integrity.

(8-86)

**United States Department of the Interior**  
**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

North Encanto Historic District  
 Maricopa County, AZ

Section Number PHOTOS Page 32

### PHOTOGRAPHS

#### FOR ALL PHOTOGRAPHS

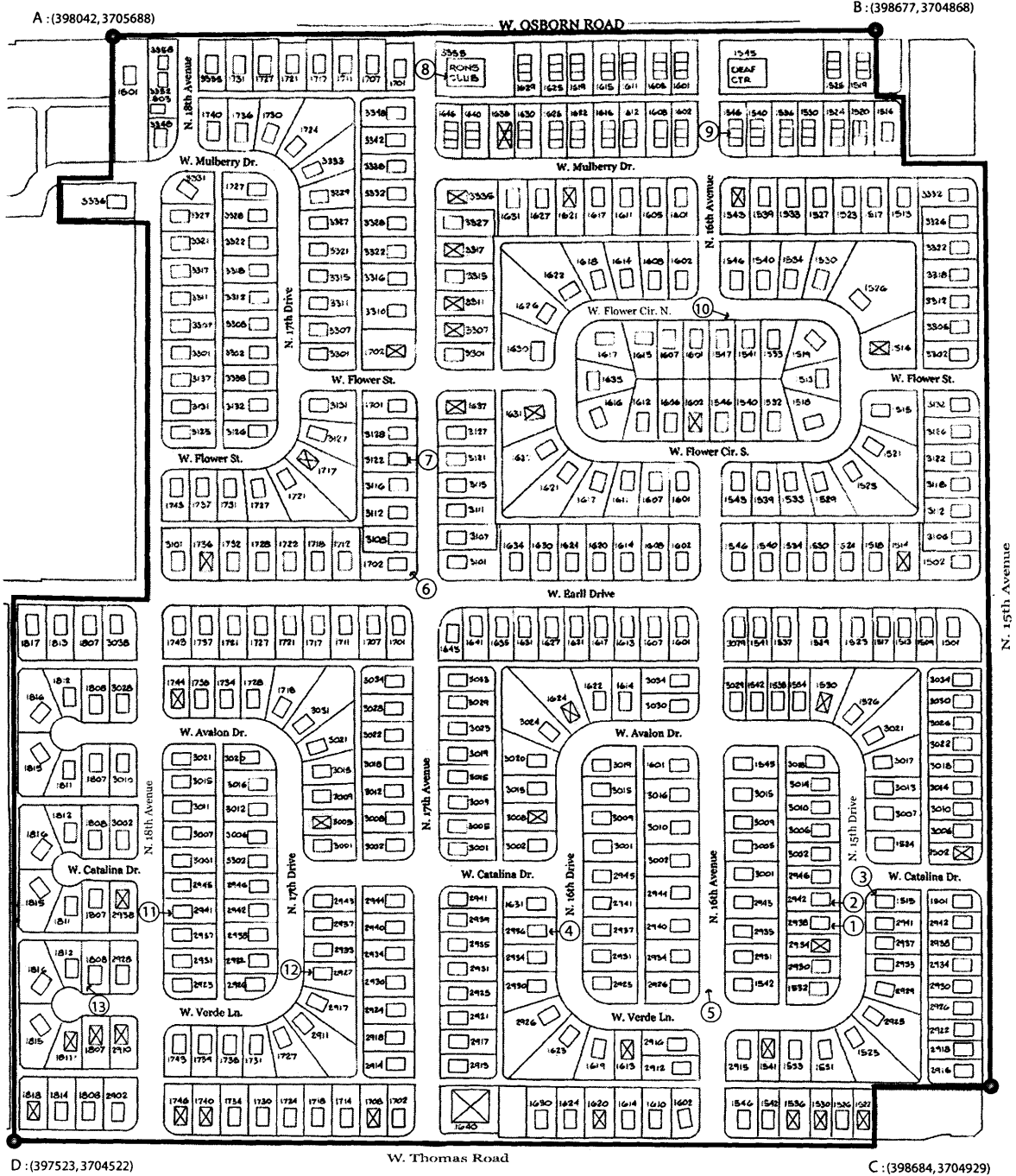
Photographer: Steve Weiss

Date: June 19, 2003

Location of Original Negatives:

Steve Weiss  
 2938 N. 25<sup>th</sup> Dr.  
 Phoenix, AZ 85015

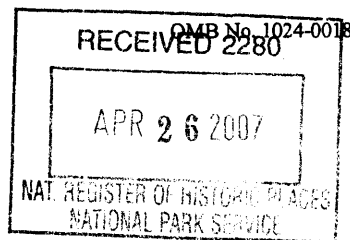
PHOTO NO.	DESCRIPTION	FACING
1	2938 N. 15 <sup>th</sup> Drive, Transitional Ranch, CONST. 1940	West
2	2942 N. 15 <sup>th</sup> Drive, Transitional Ranch, CONST. 1940	West
3	1515 W. Catalina Dr., Pueblo Revival, CONST. 1941	Southeast
4	2936 N. 16 <sup>th</sup> Drive, International Style, CONST. 1947	West
5	Streetscape: North 16 <sup>th</sup> Avenue, facing North at Verde Lane (Note mature landscaping and palm lined street)	North
6	1702 W. Earll Drive, Transitional Ranch, CONST. 1947	Northwest
7	3122 N. 17 <sup>th</sup> Ave., Transitional Ranch, CONST. 1947	West
8	3355 N. 17 <sup>th</sup> Ave., RONS Club, CONST. 1947	East
9	1546 W. Mulberry Dr., Early Transitional Ranch, CONST. 1949 (Typical of three-unit apartments on Mulberry Dr. and Osborn Rd.)	East
10	Streetscape: Flower Circle North, facing Northeast at 16 <sup>th</sup> Avenue. (Note high rise building in background showing proximity to urban center on Central Avenue)	East
11	2941 N. 18 <sup>th</sup> Ave., Transitional Ranch, CONST. 1949	East
12	2927 N. 17 <sup>th</sup> Drive, Transitional Ranch, CONST. 1947	East
13	1808 W. Verde Lane, Ranch, CONST. 1951	North



# NORTH ENCANTO PARK HISTORIC DISTRICT, PHOENIX ARIZONA

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name North Encanto Historic District (reclassification of resources)

other names/site number \_\_\_\_\_

2. Location

street & number 3317 N 17<sup>th</sup> Avenue ☐ not for publication

city or town Phoenix ☐ vicinity

state Arizona code AZ county Maricopa code 013 zip code 85015

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant    nationally    statewide X locally.  
(   See continuation sheet for additional comments.)

James W. Granin AZSHPO  
Signature of certifying official

24 APRIL 2007  
Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property    meets    does not meet the National Register criteria. (   See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

for  
Signature of Keeper

Date of Action

I, hereby certify that this property is:

- ☐ entered in the National Register  
☐ See continuation sheet.  
☐ determined eligible for the National Register  
☐ See continuation sheet.  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☒ other (explain): Additional Documentation Accepted

Edson R. Beall 5-22-07

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section	Addl	Page	1	Name of Property	North Encanto Historic District (reclassification of resources)
				County	Maricopa
				State	Arizona

During the initial survey for the **North Encanto Historic District**, the property located at **3317 N. 17<sup>th</sup> Avenue** was mistakenly noted as possessing stucco veneer over brick construction. The surveyor also noted that the building had aluminum slider windows. As this information indicated that the property had suffered substantial integrity loss, the State Historic Preservation Office recommended the building be classified as a non-contributor to the district.

Subsequent to the district's listing in the National Register, the State Historic Preservation Office received information from the building's owner indicating that the original construction of the house was wood frame, rather than brick. As such, the stucco on the exterior of the house is considered to be original to its 1945 construction. Furthermore, the homeowner also provided photographs which indicated that the house still retains its wood double-hung windows, and that the aluminum frames noted by the surveyor simply reflected sunscreens applied to the exterior of the house. These sunscreens have subsequently been removed.

As the building was constructed within the period of significance for the district and possesses the required integrity for listing, the State Historic Preservation Office requests that the Keeper of the National Register reclassify **3317 N 17<sup>th</sup> Avenue** from non-contributor to **contributor** status.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY North Encanto Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 7/16/08 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/29/08  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06001262

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT ☐ DATE

ABSTRACT/SUMMARY COMMENTS:

*additional documentation accepted*

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section	Addl	Page	1	Name of Property	North Encanto Historic District (reclassification of resources)
				County	Maricopa
				State	Arizona

During the initial survey for the **North Encanto Historic District**, the property located at **1624 W. Avalon Dr.** was noted as possessing stucco veneer over block construction as well as aluminum slider windows. As this information indicated that the property had suffered substantial integrity loss, the State Historic Preservation Office recommended the building be classified as a non-contributor to the district.

Subsequent to the district's listing in the National Register, the State Historic Preservation Office received photographs from the homeowner which indicated that the house still retains its steel casement windows, and that the aluminum frames noted by the surveyor simply reflected sunscreens applied to the exterior of the house.

As the building was constructed within the period of significance for the district and possesses the required integrity for listing, the State Historic Preservation Office requests that the Keeper of the National Register reclassify **1624 W. Avalon Dr.** from non-contributor to **contributor** status.